

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 7, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-35613 – EXTENSION OF TIME – SITE DEVELOPMENT

PLAN REVIEW - APPLICANT/OWNER: O.R. INVESTMENT GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-6946) shall expire on August 17, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-6946) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The site is currently undeveloped with a previously approved Site Development Plan Review (SDR-6946) for a proposed mixed-use development consisting of two 16-story, 197 feet tall buildings with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements. The site is located adjacent to the west side of Rancho Drive, approximately 190 feet south of Lake Mead Boulevard on 5.48 acres. The applicant received previous approval for a Special Use Permit (SUP-6947) to allow a 197-foot tall building located within an Airport Overlay Zone that restricts the height of buildings to 35 feet. The applicant has not made any progress on the proposed project as no building permits have been issued for the new development. There have not been any significant changes in development or land use since the approval of the Site Development Plan Review (SDR-6946). The applicant is requesting an extension of time due to the poor economic conditions in Las Vegas. Staff is recommending approval with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/18/01	<p>The City Council approved a request to amend a portion of the Southeast Sector of the General Plan (GPA-0030-00) from GC (General Commercial) to M (Medium Density Residential) on 15.3 acres located approximately 320 feet west of Rancho Drive between Lake Mead Boulevard and Coran Lane. The Planning Commission recommended denial on 04/26/01.</p> <p>The City Council approved a related request for Rezoning (Z-0096-00) from C-2 (General Commercial) to R-3 (Apartments).</p>
08/17/05	<p>The City Council approved a request for a Site Development Plan Review (SDR-6946) for a mixed-use development including two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements on 5.48 acres adjacent to the southwest corner of Lake Mead Boulevard and Rancho Drive. The Planning Commission recommended approval on 07/14/05.</p> <p>The City Council approved a related request for a Special Use Permit (SUP-6947) for a 197-foot tall building where 35 feet is the maximum height allowed in the Airport Overlay Zone.</p> <p>The City Council approved a related request for a Special Use Permit (SUP-6948) for a mixed-use development.</p> <p>The City Council approved a related request for a Variance (VAR-6952) to allow a zero front step back ratio where a 1:1 step back ratio is required along a collector or larger street for a 197-foot tall building</p>

09/19/07	The City Council approved a request for an Extension of Time (EOT-23843) of a previously approved Variance (VAR-6952) to allow a zero front step back ratio where a 1:1 step back ratio is required along a collector or larger street for a 197-foot tall building on 5.48 acres adjacent to the southwest corner of Lake Mead Boulevard and Rancho Drive.
	The City Council approved a related request for an Extension of Time (EOT-23838) of a previously approved Special Use Permit (SUP-6947) for a 197-foot tall building where 35 feet is the maximum height allowed in the Airport Overlay Zone.
	The City Council approved a related request for an Extension of Time (EOT-23841) of a previously approved Special Use Permit (SUP-6948) for a mixed-use development.
	The City Council approved a related request for an Extension of Time (EOT-23836) of a previously approved Site Development Plan Review (SDR-6946) for a mixed-use development including two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements
<i>Related Building Permits/Business Licenses</i>	
There have been no building permits or business licenses issued for the subject site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.48

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mixed-Use Development	GC (General Commercial)	C-2 (General Commercial)
North	Convenience Store	GC (General Commercial)	C-2 (General Commercial)
South	Mini-Storage Facility	GC (General Commercial)	C-2 (General Commercial)
East	Casino/Hotel	North Las Vegas	North Las Vegas
West	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (35 feet)	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The City Council approved a Special Use Permit (SUP-6947) to allow a 197-foot tall building where 35 feet is the maximum allowed in the Airport Overlay District.

ANALYSIS

This is the second request for an Extension of Time of a previously approved Site Development Plan Review (SDR-6946) for a mixed-use development consisting of two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements on property located adjacent to the west side of Rancho Drive, approximately 190 feet south of Lake Mead Boulevard. Since the approval of the Site Development Plan Review (SUP-6946), the applicant has not made any progress on the proposed project. There have not been any significant changes in land use or new development in the surrounding area.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

The Site Development Plan Review (SDR-6946) has not met the requirements outlined in Title 19.18.050, as no building permits have been issued for the proposed mixed-use development. The applicant is requesting an extension of time due to the poor economic conditions in Las Vegas. Staff is recommending approval of the extension of time with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-6946) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0